

S-10-2013
Wyatt Acres Subdivision
3100 South 6400 West
R-1-8 Zone
7 Lots

BACKGROUND

Mr. Adam Nash, is requesting preliminary and final plat approval for the Wyatt Acres Subdivision. The subject property is currently zoned R-1-8 and is bordered by residential housing on the south and west. Property to the north and east are 3100 South and 6400 West respectively.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Additional colored concrete to be placed between the sidewalk and property line.
- Revisions to the plat required.
- Will need to coordinate subdivision name with County Auditor's Office.
- Soils report will be required.

Building Inspections:

- Soils report will be required.

ISSUES:

- The developer is proposing a preliminary and final plat to be known as Wyatt Acres Subdivision. The proposed subdivision will consist of 7 lots on 2.24 acres. The subject property was recently rezoned from the A zone to the R-1-8 zone. Although zoned R-1-8, all lots within the subdivision are in excess of 10,000 square feet. The average lot size has been calculated at 11,815 square feet.
- During the study session, a question was asked about the possibility of increasing the lot widths of the two corner lots adjacent to 6400 West. Staff discussed this with the applicant and was informed that increasing the lot widths on a short cul-de-sac would skew the remaining side lot lines and is better for home placement the way it is proposed. The developer did point out that the driveways would be located on the interior side, and there would be a 20-foot setback to the dwelling. The required setbacks would permit a home to be a maximum width of 52-feet.
- Access to the subdivision will be gained from 6400 West. The subdivision will then culminate in a cul-de-sac. All public improvements exist along 3100 South and 6400 West. However, the dedication of both these streets is wider than the existing improvements. As a result, the developer will be required to install textured colored concrete behind the sidewalk. This will result in fully improved rights-of-way along these streets.
- During preliminary discussions with the developer and his engineer, staff was made aware of some irrigation issues related to the property. The developer will need to coordinate this issue with the Public Works Department and will need to resolve any concerns expressed by those using the irrigation water such as easements, piping and any existing structures.
- A soils report will be required in order to assess ground water levels. The soils report for the adjacent Meadowgate Village Subdivision indicated that ground water was encountered at levels ranging from 8 to 18 feet. The report will need to indicate where ground water levels are today and will need to be coordinated with Public Works and the Building Division.

- During the rezoning process, the developer committed to the installation of a vinyl fence and brick pillars along 3100 South and 6400 West. In addition, it is staffs understanding that a vinyl fence will also be installed along the south property line. This vinyl fence will replace the required 6-foot chain link fence adjacent to the agriculturally zoned property.

STAFF ALTERNATIVES:

- A. Approve the Wyatt Acres Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 2. That the subdivision name be approved by Salt Lake County.
 3. That the developer provide a soils report prior to City Council review.
 4. That all matters pertaining to any existing irrigation system be addressed with the Public Works Department and water users as outlined in the analysis.
 5. That the developer resolve all staff and agency concerns.
 6. That the subdivision comply with the development agreement approved by the City Council.
 7. That all street improvements be in accordance with plan and profiles approved by the Public Works Department. This includes the installation of additional textured colored concrete at the back of the existing sidewalk.
- B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

Applicant:

Adam Nash
4376 S 700 E

Discussion: Steve Lehman presented the application. Adam Nash, the applicant, stated that a soils report conducted indicates ground water at about 14.5 to 18 feet deep. He stated that this will allow for basements. Mr. Nash explained that the irrigation line historically emptied above ground on this lot since it was a horse pasture.

He stated that this line will now be piped and run to the storm drain. Jack Matheson expressed concern about the amount of water and indicated that a detention basin may be needed. He added that he doubts Public Works will allow access into the storm drain. Steve stated there are likely water rights on the property and indicated that the City does allow irrigation water to flow into the storm drain system, provided that it is piped. Mr. Nash added that there won't be a lot of water since this property only collects tail-water discharge from two properties. He stated that a 12 inch pipe will likely be all that is needed.

Motion: Commissioner Fuller moved for approval subject to the 7 staff conditions.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -S-10-2013- Approved